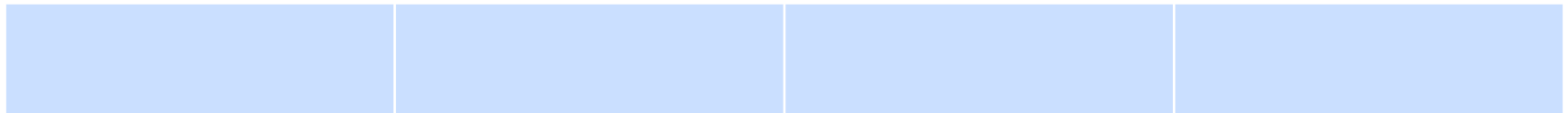




Forty-Niners Estates Homeowners Association, Inc.  
8987 E. Tanque Verde Rd. #309-169  
Tucson, AZ 85749  
[board@49ersHOA.com](mailto:board@49ersHOA.com)

12 May 2025  
Call to order: 1803



Present	Kathy Neff, Bill Patterson, Regina Beem, David Montoya, Kurt Bullock, Gregg Montijo
Absent	• Zach Tyler, Jen Regan
• Guest	• Peggy & Dan O' Sullivan, Kristin Mammana



<b><u>Presenter</u></b>	<b><u>Report</u></b>	<b><u>Action</u></b>	<b><u>Individual Responsible</u></b>
<ul style="list-style-type: none"> <li>President-David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>Pima Co. Sheriff to present at June HOA meeting</li> <li>HOA donating \$500 for Red, White &amp; Boom (per budget)</li> <li>Shared that Club requesting \$'s for electrical work at entrance</li> <li>Proposes an exchange/ discount of an event if HOA donates \$'s to Club (ex. Red, White, Boom)</li> <li>Consider banner to advertise our support for events</li> </ul>	<ul style="list-style-type: none"> <li>Neff to design HOA "support" banner and give to David to create with B Williams</li> <li>Motion made by Regina to decline Club request for lighting/electrical work as not in budget and not how we operate; Motion seconded and passed unanimously</li> <li>David to discuss, with Club, options for fundraising to support Club</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Vice President-Jen Regan</li> </ul>	<ul style="list-style-type: none"> <li>No report</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Secretary-Kathy Neff</li> </ul>	<ul style="list-style-type: none"> <li>No report</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Treasurer-Regina Beem</li> </ul>	<ul style="list-style-type: none"> <li>March/April Bank statement and Report shared; dues and expenditures per line item shared</li> <li>YTD ahead re: \$'s and big expenditures coming up</li> <li>Attach a flyer to ask for dues</li> <li>Kurt suggested requesting email first and then request to submit dues</li> </ul>	<ul style="list-style-type: none"> <li>Motion by Kurt to approve Treasurer report -passed unanimously; Neff to post to website</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>

• Committees-Director •			
• Adopt A Road-Open position	<ul style="list-style-type: none"> <li>Kevin Curry organized the May 3 event; two families assisted-disappointing; need two sessions annually to retain Adopt A Road status</li> </ul>	• NA	• NA
<ul style="list-style-type: none"> <li>Architectural Review-David Montoya</li> <li>(CCR enforcement)</li> <li>3 positions open-please consider</li> </ul>	<ul style="list-style-type: none"> <li>Several proposals submitted to architects</li> <li>Bill presenting fine structure, handout provided; Board to provide input to Bill (Jen, David, Kathy already gave input)</li> <li>Neighbors, in the past 6 months have done a great job submitting arch. approvals, per David, who submits to architect</li> </ul>	<ul style="list-style-type: none"> <li>Need 3 committee members to communicate violations and an enforcement arm</li> <li>Bill and Kurt to assist w/ facilitation</li> <li>Bill to provide an article about fines and submit to Kevin for Newsletter</li> <li>David to send potential violations to Bill &amp; Kurt for validation</li> </ul>	• Kathy to bring Bylaws to discuss alternative name for Committee-carried over from April meeting
• Dumpsters-Zach Tyler	• NA	• NA	• NA
• Golf Course-Zach Tyler	• No report	• NA	• NA
• Newsletter	<ul style="list-style-type: none"> <li>Kevin Curry to run newsletter by the Board and will distribute end of June</li> <li>Submit articles to Kevin or Jen by June 1st at the latest.</li> </ul>	<ul style="list-style-type: none"> <li>Organizer of newsletter needs content! Jen offered to assist Kevin w/content</li> <li>Regina to extend a general all encompassing acknowledgement/thanks to those neighbors who have given greater amounts than dues expectation</li> <li>Bill, Kathy to provide content</li> </ul>	• Kathy to find price structure in prior minutes

<ul style="list-style-type: none"> <li>Traffic Safety/Security-David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>No report</li> </ul>	<ul style="list-style-type: none"> <li>Kurt to submit content for newsletter re: security. Suggested that Kurt peruse FB as there have been recent incidents</li> </ul>	<ul style="list-style-type: none"> <li>Kurt</li> </ul>
<ul style="list-style-type: none"> <li>Social-Peggy O'Sullivan &amp; Kristen Mammana</li> </ul>	<ul style="list-style-type: none"> <li>No report</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Tanque Verde Valley-Gregg Montijo</li> </ul>	<ul style="list-style-type: none"> <li>Circle K at SW corner of TV &amp; Houghton-8 pumps</li> <li>South of Circle K will be 150 casitas</li> <li>8% increase in water bill in County coming as city charging more and can do this; city rates to decrease</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>

<ul style="list-style-type: none"> <li>• Trees, Washes &amp; Transportation-</li> <li>• Bill Patterson</li> <li>• Kathy Neff</li> </ul>	<ul style="list-style-type: none"> <li>• Bill had a meeting on flooding</li> <li>• Wildfire concern-Bill will meet w/Jen re: washes</li> <li>• Bill will ask City re: battery disposal</li> <li>• Kathy proposed education signs on TV roadway re: desert restoration</li> </ul>	<ul style="list-style-type: none"> <li>• Consider obtaining Pima Co. approval for signs on TV roadside</li> <li>• Kathy to obtain Pima Co rep from Bill to ask about education signs</li> <li>• Kristen suggested presentation from Urban Foresters or equivalent; as a separate event from HOA meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Bill</li> <li>• Kathy</li> </ul>
<ul style="list-style-type: none"> <li>• HOA Website-David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>• No report</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
<ul style="list-style-type: none"> <li>• Welcome Committee-Heather Chumbler Rich; Chris Mammana</li> </ul>	<ul style="list-style-type: none"> <li>• No report</li> </ul>		

<ul style="list-style-type: none"> <li>• New Business-</li> <li>• David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>• All neighbors to report to David if they have a water leak (on the City side only) and he will communicate to City</li> <li>• Bill wants to have a garage sale, November-coordinate w/Jayd?</li> <li>• Should we email event announcements (such as Adopt a Road, etc) although not everyone has given us their address? Constant Contact, Outlook, Go Daddy helpful</li> </ul>	<ul style="list-style-type: none"> <li>• Regina to request an update of neighbors address/email through upcoming newsletter</li> <li>• Forty Niner Drive, Wentworth, Wagon Trail &amp; Donner, Barbary Coast all have city side leaks-David will follow up</li> <li>• Kathy to figure out how to send group emails-will need help</li> </ul>	<ul style="list-style-type: none"> <li>• David-purpose of electric bill payment</li> </ul>
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- Submitted by Kathy Neff, Secretary
- Meeting adjourned at 1923
- Next Meeting: Monday, June 9, 2024 at 1800-1930; Location: The Rincon Grill Clubhouse
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